

2.8.5 AIRPORT ENVIRONS ZONE (AEZ).

2.8.5.1 Purpose. The purpose of this overlay zone is to protect the health, safety, and welfare of persons and property in the vicinity of Tucson International Airport and Davis-Monthan Air Force Base. This is accomplished by: (1) reducing noise and safety hazards associated with aircraft operations; (2) preserving the operational stability of these airports; and (3) assisting in the implementation of policies and recommendations in the City's *General Plan* and Airport Environs Plan, the Air Installation Compatible Use Zone Report (AICUZ), and the Airport Noise Control and Land Use Compatibility (ANCLUC) Study. The overlay district further: (Ord. No. 9517, §2, 2/12/01)

- A. Promotes the compatibility of uses with aircraft operations through the establishment of criteria for the regulation of building height and density.
- B. Addresses potentially life-threatening situations in areas exposed to aircraft accident potential through restrictions on the congregation of large numbers of people or high concentrations of people and by restrictions on concentrations of people who are unable to respond to emergency situations, such as children, the elderly, the handicapped, and persons undergoing medical treatment.
- C. Increases the protection of persons exposed to high levels of aircraft noise by requiring acoustical treatment in buildings located within these areas and regulating those uses which are sensitive to such noise.
- D. Prohibits uses which create potential hazards to the safe approach and departure of aircraft.

2.8.5.2 Maps Established. The Airport Environs Zone (AEZ) includes districts and zones that do not necessarily have the same boundaries. The AEZ is made up of the following ten (10) zones and districts. (*See Map 2.8.5.2-I.*)

- A. Compatible Use Zone-One (CUZ-1)
- B. Compatible Use Zone-Two (CUZ-2)
- C. Compatible Use Zone-Three (CUZ-3)
- D. Accident Potential Zone-One (APZ-1)
- E. Accident Potential Zone-Two (APZ-2)
- F. Accident Potential Zone-Three (APZ-3)
- G. Accident Potential Zone-Four (APZ-4)
- H. Noise Control District-65 (NCD-65)
- I. Noise Control District-70 (NCD-70)
- J. Airport Hazard Districts (AHD)

The boundaries of these districts and zones are identified for Tucson International Airport and for Davis-Monthan Air Force Base by the Airport Environs Zone (AEZ) Overlay Map series kept on file in the offices of the City Clerk, the Development Services Department (DSD), and the Planning Department. The AEZ Overlay Map series is hereby established as the official AEZ Overlay Map series and becomes effective on May 16, 1990, as amended on January 28, 1991, and April 27, 1992. (Ord. No. 9392, §1, 5/22/00)

2.8.5.3 Applicability. Where more than one (1) district or zone is applicable to a property, the requirements of all applicable districts or zones apply. Where requirements conflict, the most restrictive applies. The provisions of the AEZ apply to the following on all property located within the AEZ boundaries established by Sec. 2.8.5.2. For property partially within the AEZ, the provisions apply to only those portions within the boundaries of the AEZ. For areas outside the city limits, which have not been annexed by the City, the AEZ overlay provisions apply upon annexation.

A. New development.

B. A change in, expansion of, or addition to the use of an existing structure as follows.

1. The residential density, employee density, and emergency evacuation plan and training requirements of Sec. 2.8.5.5 apply to the entire existing structure if the change, expansion, or addition results in an increase in any of the following.
 - a. Employee density.
 - b. Residential density.
 - c. Number of employees.
 - d. Number of persons of the general public for whom the structure was intended or designed to accommodate.
2. The noise attenuation requirements of Sec. 2.8.5.6 apply to the entire existing structure if the use of the existing structure is changed from any other land use to one (1) or more of the following uses.
 - a. Residential.
 - b. Place of public accommodation.
 - c. Administrative or Professional Office.

C. Expansion of an existing development as follows.

1. If the gross floor area of a structure or the gross floor area on a project site is expanded by less than fifty (50) percent, the provisions of the AEZ apply only to the areas of expansion.
2. If the gross floor area of a structure is expanded by fifty (50) percent or more, the requirements of Sec. 2.8.5.6 apply to the entire structure. The sound attenuation requirement in this Section does not, however, apply to an expansion of the following types of structures existing prior to May 16, 1990.
 - a. A single-family or duplex dwelling.
 - b. A mobile home.
 - c. A manufactured housing unit.
3. If the gross floor area on a project site is expanded by fifty (50) percent or more, the employee density, lot coverage, and emergency evacuation plan and training requirements of Sec. 2.8.5.5 apply to the entire project site.

4. Cumulation of Expansions. Expansions are cumulated over time from May 16, 1990. Once a structure or project site is brought into conformance with the provisions of this Section, subsequent expansions are accumulated as of the date the existing structure or project site is brought into conformance.

D. Nothing contained in this Section affects existing property or the right to its continued use for the purpose legally used at the time these regulations become effective, nor do these regulations affect any reasonable repairs to, or alterations of, buildings or property used for such existing purposes.

E. Owners of property within the AEZ should be aware that Arizona Revised Statutes (ARS), Title 2, contains provisions which may apply to some properties regulated under this Section. The provisions require property owners to inform potential purchasers, lessees, and renters that a property is in an airport zoning district.

2.8.5.4 General Provisions.

A. *Permitted Uses.* The land uses permitted are those permitted by the underlying zone, except as restricted by this Section.

B. *Posting of Occupancy Limitations.* Any restriction of occupancy required under this ordinance as a condition of building permit issuance or certificate of occupancy will be posted on the premises. The owner/manager(s) of the premises may not permit the limitation to be exceeded. (Ord. No. 9392, §1, 5/22/00)

2.8.5.5 Compatible Use Districts. The Compatible Use Districts, for the purposes of this Section, are comprised of Compatible Use Zones, established near the ends of Tucson International Airport runways, and Accident Potential Zones, established near the ends of Davis-Monthan Air Force Base runways. The APZ-1, APZ-2, CUZ-1, and CUZ-2 Districts have been established in the areas to the north and west of the Airport and Air Base. The APZ-3, APZ-4, and CUZ-3 Districts have been established in those areas to the south and east of the Airport and Air Base. For dimensions of the CUZs and APZs, refer to Sec. 2.8.5.9. Land use regulations within the Compatible Use Districts are as follows.

A. *APZ-1 and CUZ-1.*

1. Single-family and multifamily dwellings and mobile homes are permitted, only if the property is zoned IR, RH, SR, RX-1 (UR), RX-2, R-1, R-2, MH-1 (MH), MH-2 (MHP), or R-3 and such zone was in place prior to May 16, 1990. Other uses allowed by the underlying zoning are permitted, except as modified by Sec. 2.8.5.5.E.
 - a. Residential clustering options as described in Sec. 3.6.1, Residential Cluster Project (RCP), are not permitted.
 - b. Residential development may occur in compliance with underlying zoning, with no more than twenty-five (25) dwelling units per building.
2. No more than one (1) employee for every two hundred fifty (250) square feet of gross floor area of all buildings on a project site at any time may be accommodated by intention, design, or in fact.
3. Structures or uses with fifty (50) or more employees must develop an emergency evacuation plan and training program and implement it as approved by the Fire Department. (Ord. No. 9392, §1, 5/22/00)

4. The maximum height limit is seventy-five (75) feet, except where Sec. 2.8.5.7 reduces that limit.

B. *APZ-2 and CUZ-2.*

1. Single-family and multifamily dwellings and mobile homes are permitted, only if the property is zoned IR, RH, SR, RX-1 (UR), RX-2, R-1, R-2, MH-1 (MH), MH-2 (MHP), or R-3 and such zone was in place prior to May 16, 1990. Other uses allowed by the underlying zoning are permitted, except as modified by Sec. 2.8.5.5.E.
 - a. Residential clustering options as described in Sec. 3.6.1, Residential Cluster Project (RCP), are not permitted.
 - b. Residential development may occur in compliance with underlying zoning, with no more than twenty-five (25) dwelling units per building.
2. Structures or uses with fifty (50) or more employees must develop an emergency evacuation plan and training program and implement it as approved by the Fire Department. (Ord. No. 9392, §1, 5/22/00)
3. The maximum height limit is seventy-five (75) feet, except where Sec. 2.8.5.7 reduces that limit.

C. *APZ-3 and CUZ-3.*

1. Single-family and multifamily dwellings and mobile homes are permitted, only if the property is zoned IR, RH, SR, RX-1 (UR), RX-2, R-1, R-2, MH-1 (MH), MH-2 (MHP), or R-3 and such zone was in place prior to May 16, 1990. Other uses allowed by the underlying zoning are permitted, except as modified by Sec. 2.8.5.5.E.
 - a. Residential clustering options as described in Sec. 3.6.1, Residential Cluster Project (RCP), are not permitted.
 - b. Minimum lot area per dwelling unit is one hundred forty-four thousand (144,000) square feet.
2. No development within APZ-3 or CUZ-3 may exceed seventy-five (75) percent lot coverage and 0.375 Floor Area Ratio (FAR). (Ord. No. 8653, §1, 2/26/96)
3. No structure or use or contiguous structure or use may accommodate, by intention or design, in whole or in part, at any one time, more than fifty (50) employees.

D. *APZ-4.*

1. Single-family and multifamily dwellings and mobile homes are permitted, only if the property is zoned IR, RH, SR, RX-1 (UR), RX-2, R-1, R-2, MH-1 (MH), MH-2 (MHP), or R-3 and such zone was in place prior to May 16, 1990. Other uses allowed by the underlying zoning are permitted, except as modified by Sec. 2.8.5.5.E.
 - a. Residential clustering options as described in Sec. 3.6.1, Residential Cluster Project (RCP), are not permitted.
 - b. Minimum lot area per dwelling unit is one hundred forty-four thousand (144,000) square feet.

2. No development within APZ-4 may exceed ninety (90) percent lot coverage and 0.50 FAR. (Ord. No. 8653, §1, 2/26/96)

E. *Prohibited Uses.*

1. Public assembly is prohibited within APZ-1, APZ-2, APZ-3, APZ-4, CUZ-1, CUZ-2, and CUZ-3.
 - a. Exception: Accessory Food Service uses for employees only; such uses will be provided on-site entirely within a structure devoted to a permitted principal use.
2. In addition to public assembly, the following uses are prohibited within APZ-1, APZ-2, CUZ-1, and CUZ-2.
 - a. Civic Assembly of fifty (50) or more persons.
 - b. Day Care.
 - c. Educational Use: Elementary and Secondary Schools.
 - d. Medical Service.
 - e. Adult care homes, adult care facilities, specialized treatment homes, and group homes for the seriously mentally ill.
3. In addition to public assembly, the following uses are prohibited within APZ-3, APZ-4, and CUZ-3.
 - a. Alcoholic Beverage Service (on premises).
 - b. Civic Assembly.
 - c. Cultural Use.
 - d. Day Care.
 - e. Educational Use.
 - f. Entertainment (indoor and outdoor).
 - g. Financial Service (except automated teller).
 - h. Food Service (on premises, except as accessory use).
 - i. General Merchandise Sales (retail stores over 2,500 square feet gross floor area).
 - j. Medical Service - Major.
 - k. Membership Organization.
 - l. Medical Service - Outpatient.
 - m. Recreation (indoor and outdoor).

- n. Religious Use.
- o. Swap Meet or Auction.
- p. Travelers' Accommodation.

2.8.5.6 Noise Control Districts.

A. *NCD-65.*

1. Within Noise Control District-65, the following uses must be provided with insulation to reduce the interior noise level to an Ldn of 45 or less, as specified by the Uniform Building Code, Chapter 35, Section 3501, Sound Transmission Control.
 - a. All site-built residential uses.
 - b. All places of public accommodation.
 - c. All Administrative and Professional Offices.
2. A manufactured housing unit will not be considered equivalent to a single-family dwelling within the boundaries of NCD-65, unless located on a property zoned MH-1 or MH-2 or unless it can be demonstrated that the unit provides adequate sound attenuation to reduce the interior noise level to Ldn 45. (Ord. No. 9374, §1, 4/10/00)
3. Prohibited Uses: Within NCD-65, the following uses are prohibited.
 - a. Day Care.

B. *NCD-70.*

1. Within Noise Control District-70, the following uses must be provided with insulation to reduce the interior noise level to an Ldn of 45 or less, as specified by the Uniform Building Code, Chapter 35, Section 3501, Sound Transmission Control.
 - a. All site-built residential uses.
 - b. All places of public accommodation.
 - c. All Administrative and Professional Offices.
2. Single-family and multifamily dwellings are permitted, provided the property is residentially zoned as of May 16, 1990, and provided the interior noise level is reduced to an Ldn of 45 or less as specified in Sec. 2.8.5.6.B.1.
3. A manufactured housing unit will not be considered equivalent to a single-family dwelling within the boundaries of NCD-70, unless located on a property zoned MH-1 or MH-2 or unless it can be demonstrated that the unit provides adequate sound attenuation to reduce the interior noise level to Ldn 45. (Ord. No. 9374, §1, 4/10/00)

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4. Special Exception Land Uses. The following uses are generally considered to be inappropriate within the high noise area, NCD-70. They may be approved as Special Exception Land Uses upon application, review, and approval in accordance with Sec. 5.4.3.4, Type IV Administrative Procedure. In addition to the standard notice required for Special Exception Land Use applications, the Tucson Airport Authority and Davis-Monthan Air Force Base will be notified of all such applications within the boundaries of the AEZ.

- a. Civic Assembly.
- b. Cultural Use.
- c. Educational Use: Postsecondary Institution.
- d. Entertainment.
- e. Medical Service - Major.
- f. Swap Meet or Auction.

In addition to the required findings and conditions specified in Sec. 5.4.3.4, Type IV Administrative Procedure, these uses must be shown to be consistent with the intent of the AEZ and the Airport Environs Plan or the AICUZ Report and must be capable of sound attenuation to mitigate the effects of high noise. In addition, all activity associated with the use must be shown to take place within an enclosed building. An acoustical engineer must demonstrate that the proposed use is noise insulated to an interior noise level of an Ldn of 45 or less.

5. Prohibited Uses. Within NCD-70, the following uses are prohibited.
- a. Day Care.
 - b. Educational Use: Elementary and Secondary Schools.

2.8.5.7 Airport Hazard Districts. No structure, use of land, or tree may exceed the height limitations as described by the Airport Hazard Districts within the AEZ. Certain uses are prohibited from these districts as noted below.

A. The Airport Hazard Districts are identified on the AEZ Maps and are established as follows.

- 1. *Tucson International Airport*. The height limits around Tucson International Airport are based on distances away from established ends of runways. The M.S.L. elevations of the established ends of runways are as follows.
 - a. NE end of runway 21 is 2,567 feet M.S.L.
 - b. SW end of runway 3 is 2,561 feet M.S.L.
 - c. NW end of runway 11L is 2,575 feet M.S.L.
 - d. SE end of runway 29R is 2,641 feet M.S.L.
 - e. NW end of runway 11R is 2,583 feet M.S.L.

- f. SE end of runway 29L is 2,660 feet M.S.L.
- 2. *Davis-Monthan Air Force Base.* The height limits around Davis-Monthan Air Force Base are based on distances away from established ends of runways and also on a conical or inclined surface extending outward and upward from the established runway elevation at a ratio of 60:1. The established ends of runway M.S.L. elevations are as follows.
 - a. NW end of the NW/SE runway is 2,590 M.S.L.
 - b. SE end of the NW/SE runway is 2,705 M.S.L.
- B. **Height Measurement.** The height of a building, structure, or tree is measured from the M.S.L. elevation at the end of the runway to a point specified in Sec. 3.2.7 or to the highest point of a tree. (*See Illustration 2.8.5.7.B.*)

Height of a building, structure or tree is measured from the msl elevation at the end of the runway to a point specified in sec. 3.2.7 or to the highest point of a tree.



**2.8.5.7.B Height Measurement in
Airport Hazard Districts**

- C. **Conflicts in Heights.** Where two (2) or more height restrictions are placed on a parcel, the more restrictive height limit prevails. Height limit exceptions noted in Sec. 3.2.7.3 do not apply within the AEZ.
- D. **Prohibited Uses.** Airport hazards as defined in Sec. 6.2.1 are prohibited within the boundaries of the Airport Hazard Districts.

2.8.5.8 **Variances.** Variances from the provisions of Sec. 2.8.5.7 are allowed as set forth in the provisions established by ARS, Title 2, Article 2, Airport Zoning & Zoning Regulations.

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2.8.5.9 Compatible Use Districts - Dimensions.

| TABLE 2.8.5-I | | | |
|--|-----------------|-----------------|-----------------|
| TUCSON INTERNATIONAL AIRPORT COMPATIBLE USE ZONES | | | |
| Approach End of Runway | CUZ-1 | CUZ-2 | CUZ-3 |
| 21 | ** | 1,750' x 5,000' | --- |
| 3 | ** | 1,750' x 5,000' | --- |
| 11L | 1,750' x 3,500' | 1,750' x 5,000' | --- |
| 11R | 1,750' x 3,500' | 1,750' x 5,000' | --- |
| *29L | --- | --- | 1,500' x 3,500' |
| 29R | --- | --- | 1,500' x 3,500' |

* Based on future runway location, Tucson International Airport Master Plan Update.

** No CUZ-1 has been established for the crosswinds runway. The CUZ-2 is located in place of the CUZ-1 for that runway.

| TABLE 2.8.5-II | | | | |
|--|-----------------|-----------------|-----------------|-----------------|
| DAVIS-MONTHAN AIR FORCE BASE ACCIDENT POTENTIAL ZONES | | | | |
| Runway | APZ-1 | APZ-2 | APZ-3 | APZ-4 |
| NW | 3,000' x 5,000' | 3,000' x 7,000' | --- | --- |
| SE | --- | --- | 3,000' x 5,000' | 3,000' x 7,000' |

(Ord. No. 8582, §1, 9/25/95)

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